

Fill in this information to identify the case:

6

Debtor 1 Michael W Schmidt

Debtor 2 Sheri L Schmidt  
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 1:17-bk-11764

## Official Form 410S1

## Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,

Name of creditor: as Trustee SCIG Series III Trust

Court claim no. (if known): 11-1

Last 4 digits of any number you use to identify the debtor's account:

2 4 3 7

## Date of payment change:

Must be at least 21 days after date 04/01/2022 of this notice

New total payment: \$ 1,518.37  
Principal, interest, and escrow, if any

## Part 1: Escrow Account Payment Adjustment

## 1. Will there be a change in the debtor's escrow account payment?

 No Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 271.99

New escrow payment: \$ 287.94

## Part 2: Mortgage Payment Adjustment

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

 No Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_ %

New interest rate: \_\_\_\_\_ %

Current principal and interest payment: \$ \_\_\_\_\_ New principal and interest payment: \$ \_\_\_\_\_

## Part 3: Other Payment Change

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

 No Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_ New mortgage payment: \$ \_\_\_\_\_

Debtor 1 Michael W Schmidt  
First Name Middle Name Last Name

Case number (if known) 1:17-bk-11764

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

I am the creditor.  
 I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

 /s/ Molly Slutsky Simons

Signature

Date 02/18/2022

Print: Molly Slutsky Simons  
First Name Middle Name Last Name

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address 394 Wards Corner Road, Suite 180  
Number  Street   
Loveland OH 45140  
City  State  ZIP Code

Contact phone 513-444-4100 Email bankruptcy@sottileandbarile.com



323 FIFTH STREET  
EUREKA CA 95501

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(800) 603-0836

Para Español, Ext. 2660, 2643 o 2772

8:00 a.m. - 5:00 p.m. Pacific Time

Main Office NMLS #5985

Branch Office NMLS #9785

MICHAEL W SCHMIDT  
113 ETTA AVE  
HARRISON OH 45030

Analysis Date: February 15, 2022

Final

Property Address: 113 ETTA AVENUE HARRISON, OH 45030

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement  
Account History**

This is a statement of actual activity in your escrow account from Dec 2021 to Mar 2022. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

<b>Payment Information</b>		<b>Current:</b>	<b>Effective Apr 01, 2022:</b>		<b>Escrow Balance Calculation</b>	
Principal & Interest Pmt:		1,230.43	1,230.43	**	Due Date:	Aug 01, 2021
Escrow Payment:		271.99	287.94		Escrow Balance:	(2,276.29)
Other Funds Payment:		0.00	0.00		Anticipated Pmts to Escrow:	2,175.92
Assistance Payment (-):		0.00	0.00		Anticipated Pmts from Escrow (-):	0.00
Reserve Acct Payment:		0.00	0.00		Anticipated Escrow Balance:	(\$100.37)
Total Payment:		\$1,502.42	\$1,518.37			

\*\* The terms of your loan may result in changes to the monthly principal and interest payments during the year.

<b>Date</b>	<b>Payments to Escrow</b>		<b>Payments From Escrow</b>		<b>Description</b>	<b>Escrow Balance</b>	
	<b>Anticipated</b>	<b>Actual</b>	<b>Anticipated</b>	<b>Actual</b>		<b>Required</b>	<b>Actual</b>
Dec 2021	249.54			*	Starting Balance	0.00	0.00
Dec 2021			2,104.14	*		0.00	(1,854.60)
Jan 2022	271.99			*		0.00	(1,582.61)
Jan 2022	271.98			*		0.00	(1,310.63)
Jan 2022			965.66	* County Tax		0.00	(2,276.29)
				Anticipated Transactions		0.00	(2,276.29)
Feb 2022	1,903.93						(372.36)
Mar 2022	271.99						(100.37)
	\$0.00	\$2,969.43		\$0.00	\$3,069.80		

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: February 15, 2022

Borrower: MICHAEL W SCHMIDT

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement**  
**Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

<b>Date</b>	<b>Anticipated Payments</b>			<b>Escrow Balance</b>	
	<b>To Escrow</b>	<b>From Escrow</b>	<b>Description</b>	<b>Anticipated</b>	<b>Required</b>
			Starting Balance		
Apr 2022	287.94			(100.37)	1,913.75
May 2022	287.94			187.57	2,201.69
Jun 2022	287.94	981.29	County Tax	475.51	2,489.63
Jul 2022	287.94	1,508.34	Homeowners Policy	(217.84)	1,796.28
Aug 2022	287.94			(1,438.24)	575.88
Sep 2022	287.94			(1,150.30)	863.82
Oct 2022	287.94			(862.36)	1,151.76
Nov 2022	287.94			(574.42)	1,439.70
Dec 2022	287.94			(286.48)	1,727.64
Jan 2023	287.94			1.46	2,015.58
Feb 2023	287.94	965.66	County Tax	(388.32)	1,625.80
Mar 2023	287.94			(100.38)	1,913.74
	<hr/> <b>\$3,455.28</b>	<hr/> <b>\$3,455.29</b>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 575.88. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 575.88 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (100.37). Your starting balance (escrow balance required) according to this analysis should be \$1,913.75. This means you have a shortage of 2,014.12. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 3,455.29. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

**New Escrow Payment Calculation**

Unadjusted Escrow Payment	287.94
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$287.94</u>

**NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE:** If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
CINCINNATI DIVISION**

In Re:

Case No. 1:17-bk-11764

Michael W Schmidt  
Sheri L Schmidt

Chapter 13

Debtors

Judge Jeffery P. Hopkins

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**CERTIFICATE OF SERVICE**

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I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on February 18, 2022 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **first class mail** on February 18, 2022 addressed to:

Michael W Schmidt, Debtor  
113 Etta Ave  
Harrison, OH 45030

Sheri L Schmidt, Debtor  
113 Etta Ave  
Harrison, OH 45030

Respectfully Submitted,

/s/ Molly Slutsky Simons  
Molly Slutsky Simons (0083702)  
Sottile & Barile, Attorneys at Law  
394 Wards Corner Road, Suite 180  
Loveland, OH 45140  
Phone: 513.444.4100  
Email: [bankruptcy@sottileandbarile.com](mailto:bankruptcy@sottileandbarile.com)  
Attorney for Creditor